

Code  
Change

ORDINANCE NO. 2021- 9

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO FRONT PORCHES IN RESIDENTIAL DISTRICTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-159, PERMITTED PROJECTIONS INTO REQUIRED YARDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Section 27-151, City of Tampa Code, provides that text amendment requests for Chapter 27 (Zoning and Land Development) may be made by City Council, any city department, any public or quasi-public agency, or any member of the public during amendment cycles which fall on January 15 and July 15 of each calendar year; and,

**WHEREAS**, pursuant to Section 27-151, City of Tampa Code, City Council directed staff to process an amendment to Section 27-159 during the January 15, 2020 amendment cycle; and,

**WHEREAS**, the Hillsborough County City-County Planning Commission conducted a public hearing on the proposed amendment and made a finding that it is consistent with the Imagine 2040: Tampa Comprehensive Plan; and,

**WHEREAS**, the City Council of the City of Tampa has determined that the proposed amendment promotes and protects the general health, safety and welfare of the residents of the City of Tampa; and

**WHEREAS**, a duly noticed public hearing as required by law was held by the City Council of the City of Tampa, at which public hearing all residents and interested persons were given an opportunity to be heard.

**NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA:**

**Section 1.** That "**Sec. 27-159. Permitted projections into required yards.**" is hereby amended by adding the underlined language and deleting the stricken language as follows:

1 "Sec. 27-159. Permitted projections into required yards.  
2

3 (a) ~~Front porch projection into the required front yard.~~ Front Porches in Residential Districts.

4 (1) For new and existing residential development in ~~the RS-50~~ Residential Single-Family  
5 districts (RS Districts), and RM-Residential Multi-Family districts (RM Districts), and  
6 Planned Developments (PD Districts) that allow detached, semi-detached and attached  
7 residential single family development, a front porch may project into the required front  
8 yard no more than eight (8) feet provided the following conditions are met:

9 a. The porch is open on all sides except where it is attached to the principal structure.  
10 No permanent screening, lattice-work, banister, or other permanent, attached,  
11 visual obstruction shall be permitted except for ~~decorative or~~ safety purposes, not  
12 to exceed the minimum to meet building code safety code standards.

13 b. The zoning administrator shall encourage the construction and integration of  
14 residential front porches in the overlay districts; ~~however, in no case shall~~ In  
15 overlay districts where block averaging or other averaging techniques are required,  
16 the front porch shall be allowed to encroach up to eight (8) feet project into a the  
17 established front yard. However, at no time may the front porch be placed less than  
18 five (5) feet from the front property line. setback block average porch as required  
19 by an established overlay district requirement or other block averaging technique.

20 ...f. In the Planned Development Districts, as described above, a porch may encroach  
21 up to the eight (8) foot allowance. However, the front yard must remain a minimum  
22 of five (5) feet. No allowance may reduce the front setback to less than five (5) feet.  
23 ..."

24  
25 **Section 2.** That should a court of competent jurisdiction declare any part of  
26 this Ordinance invalid, the remaining parts hereof shall not, in any way, be affected by  
27 such determination as to the invalid part.

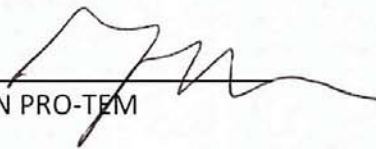
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29 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are  
30 hereby repealed to the extent of any conflict.  
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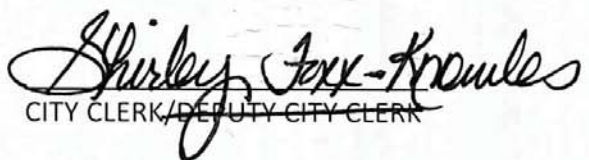
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**Section 4.** That this ordinance shall immediately take effect upon becoming law.


PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,  
ON FEB 04 2021.

ATTEST:

  
\_\_\_\_\_  
CHAIRMAN/CHAIRMAN PRO-TEM  
CITY COUNCIL

  
\_\_\_\_\_  
CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON 2/9/21

  
\_\_\_\_\_  
JANE CASTOR, MAYOR

APPROVED AS TO LEGAL  
SUFFICIENCY BY:  
  
\_\_\_\_\_  
E/S \_\_\_\_\_  
CATE WELLS  
CHIEF ASSISTANT CITY ATTORNEY